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Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 09-102636	Return to: ✓ Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX5451
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	EverBank 8100 Nations Way Jacksonville, Florida 32256 800-669-7724

SUBSTITUTED TRUSTEES DEED

INDEX: Lot 273, Sec. F, Deerpurchase, Sec. 4, T-2-S, R-7-W, DeSoto Co/MS
PB 89 Pg 15

WHEREAS, on January 25, 2008, William L. Land and Lisa G. Land, Husband and Wife, executed a Deed of Trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Regions Bank d/b/a Regions Mortgage, which Deed of Trust is filed for record in Book 2851 at Page 213 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to EverBank by instrument dated August 15, 2008 and recorded in Book 2946 at Page 277 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, EverBank, substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated May 14, 2009, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 3033 at Page 687 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do

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under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by EverBank to foreclose under the terms of said Deed of Trust, I did on February 23, 2012, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

(See Exhibit A)

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for four consecutive weeks preceding the date of sale. The notices were published on January 26, February 2, 9, 16, 2012, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of four consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, EverBank bid for said property in the amount of \$199,755.91, which being the highest and best bid, the same was then and there struck off to EverBank and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto EverBank the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on February 23, 2012.



J. Gary Massey, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Twenty-Third day of February, 2012, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires:



(Exhibit A)

Lot 273, Section F, Deerchase, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 2072-0147.0-00273.00

Address: 5791 Kuykendall, Southaven, MS 38672

AFFP,
09-102636GW/Land

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

January 26, 2012, February 02, 2012, February 09, 2012, February 16, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Clerk

Subscribed to and sworn to me this 16th day of February 2012.


JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00003079 00007153

Delores
Shapiro & Massey
1910 Lakeland Drive
Suite B
Jackson, MS 39216



SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on January 25, 2008, William L. Land (signed William L. Land, Jr.) and Lisa G. Land, Husband and Wife executed a certain deed of trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Regions Bank d/b/a Regions Mortgage, which deed of trust is of record in the *office of the Chancery Clerk of DeSoto County, State of Mississippi* in Book 2851 at Page 213; and WHEREAS, said Deed of Trust was subsequently assigned to EverBank by instrument dated August 15, 2008 and recorded in Book 2946 at Page 277 of the aforesaid Chancery Clerk's office; and WHEREAS, EverBank has heretofore substituted J. Gary Massey as Trustee by instrument dated May 14, 2009 and recorded in the aforesaid Chancery Clerk's Office in Book 3033 at Page 687; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, EverBank, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on February 23, 2012 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 273, Section F, Deerchase, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 2072-0147.0-00273.00

Address: 5791 Kuykendall, Southaven, MS 38672

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 23rd day of January, 2012.

J. Gary Massey

SUBSTITUTED TRUSTEE

Shapiro & Massey, L.L.C.

1910 Lakeland Drive

Suite B

Jackson, MS 39216

(601)981-9299

5791 Kuykendall Drive

Southaven, MS 38672

09-102636GW

Publication Dates:

January 26, February 2, 9, 16, 2012